



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMITTEE MEETING

January 7, 2013
1210-DP-12 / 1210-SIT-08 / 1210-SPP-06
Exhibit 1

Petition Number: 1210-DP-10 / 1210-SIT-08 / 1210-SPP-06

Subject Site Address: 19653 Six Points Road

Petitioner: Sundown Commercial Group

Representative: Scott Senefeld

Request: Sundown Gardens, Inc. requests Development Plan, Site Plan and Primary Plat review for a proposed landscape operation on approximately 10 acres in the OI District.

Current Zoning: Open Industrial

Current Land Use: Vacant

Approximate Acreage: 10 acres

Exhibits: Exhibit 1 – Staff Report
Exhibit 2 – Aerial Location
Exhibit 3 – Site Plan
Exhibit 4 – Primary Plat
Exhibit 5 – Elevation Plan
Exhibit 6 – Construction Plans
Exhibit 7 – Waiver Request

Staff Reviewer: Andrew P. Murray

Procedural

Approval of a Development Plan, Site Plan and Primary Plat Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance, any variances associate with the site and any commitments associated with the site.



Project Overview

Project Location

The subject property is approximately 10 acres located approximately a quarter mile north of the 193rd Street and Six Points Road intersection (the "Property"). The Property is currently zoned Open Industrial (OI) District.

Project Description

Sundown Gardens is a landscaping operation that provides services in grounds keeping, irrigation and landscape design. Sundown Gardens also includes a retail component for the sale of trees, shrubs and other landscape related items.

The Sundown Gardens proposal includes a 9,600 square feet, 2-story office building and a 6,000 square feet workshop to store equipment and materials. Twelve material bins and a debris staging area are proposed at the northeast corner of the Property. A nursery will be located at the southeast corner of the Property, adjacent to a future 5,000 square feet greenhouse.

Primary Plat Review

WC 16.04.220 Procedures

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
 - Subdivision name and location – Compliant
 - Any street related to the subdivision – Compliant
 - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities – Not Applicable
 - Title, Scale, North point and Date – Compliant
 - Land use adjacent to proposed subdivision – Compliant
2. A primary plat prepared by a land surveyor or land planner showing:
 - Proposed name of the subdivision – Compliant
 - Names and addresses of the owner, owners, land surveyor or land planner – Compliant
 - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree-plantings and other pertinent data - Compliant
 - Easements – Compliant



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- Statement concerning the location and approximate size or capacity of utilities to be installed – Compliant
- Layout of lots, showing dimensions and numbers and square footage – Compliant
- Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes –Not applicable
- Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent - Compliant
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners - Compliant
- Building Setback Lines - Compliant
- Legend and Notes – Compliant
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage – Compliant
- Other features or conditions which would affect the subdivision favorable or adversely – Not Applicable
- Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used - Compliant
- A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land - Compliant
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property - Compliant
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc. - Compliant
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc. – Not Applicable

Development Plan Review (WC 16.04.165, C)

1. Zoning District Standards

F. Open Industrial District (WC 16.04.060)

1. Permitted Uses – Compliant per 1006-VU-02



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2. Special Exceptions – Not Applicable to this Petition
3. Minimum Tract Requirement – 3 acres - Compliant
4. Minimum Lot Frontage on Road – 70' - Compliant
6. Minimum Setback Lines

Front Yard (100') – Compliant

Side Yard (20') – Compliant

Rear Yard (40') – Compliant

7. Maximum Building Height (60') – Compliant
8. Minimum Ground Level Square Footage – None
9. Parking (WC 16.04.120) – Compliant
10. Loading and Unloading Berths – Compliant

2. Overlay District Standards

S.R. 32 Overlay (WC 16.04.065) - Not Applicable to this Petition

US 31 Overlay (WC 16.04.070) – Not Applicable to this Petition

3. Subdivision Control Ordinance – See section “Primary Plat Review”

4. Development Plan Review (WC 16.04.165)

D4a. Site Access and Site Circulation

1. Access Locations – The Hamilton County Highway Department reviewed this project and no issues were raised.
2. Safe and Efficient movement to and from site – Access to the site was reviewed by the Hamilton County Highway Department. The 8 feet asphalt pathway is identified on the development plan and primary plat.
3. Safe and Efficient movement in and around site – Internal sidewalks and adequate aisle space provide for safe and efficient movement in and around the site.

D4b. Landscaping (WC 16.06.010) –



WC 16.06.050 A. On-site Requirements – Compliant

- Shade Trees – 50 required
- Ornamental/Evergreen Trees – 50 required
- Shrubs – 250 required

WC 16.06.050 B. Road Frontage Requirements

- 15 shade trees adjacent to ROW – Compliant

WC 16.06.060 Buffer Requirements

- 15 feet buffer yard on the west property line - Compliant
- 40 feet buffer yard on the south property line - Compliant

WC 16.06.070 Parking Area Landscape – Islands – Compliant

WC 16.06.070 Parking Area Landscape – Perimeter parking – Compliant

D4c. Lighting – Compliant

D4d. Signs - Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.

D4e. Building Orientation – Compliant

D4f. Building Materials – CMU wainscot/Sheet metal - Compliant

5. Comprehensive Plan Compliance

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan identifies the property as “New Suburban Northwest”. This classification identifies agribusiness as a typical land use within this geographical area.

6. Street and Highway Access – No new access points are proposed. Access points have been reviewed and approved by the Hamilton County Highway Department.

7. Street and Highway Capacity – The project has been reviewed and approved by Hamilton County Highway Department.

8. Utility Capacity – Utility capacity to serve the Property is sufficient.

9. Traffic Circulation Compatibility – The site circulation pattern has been reviewed and approved by the Hamilton County Highway Department.



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Staff Comments

Staff recommends the following approval:

1. Approve the waiver request identified in Exhibit 7, as proposed.
2. Approve the development plan, site plan and primary plat petition with the condition that all necessary approvals and permits be obtained from the Westfield Public Works Department, Westfield Economic and Community Development Department, Hamilton County Surveyor's Office, Hamilton County Highway Department and the Hamilton County Health Department.

If any APC member has questions prior to the public hearing, then please contact Andrew Murray at 379-9080 or amurray@westfield.in.gov.